

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2025/0341

DECISION DATE: 04 July 2025

DATE RECEIVED: 16/05/2025

APPLICANT:

Mrs Janet Watson

Tillotsons Arms

18 Talbot Street

Chipping

Preston

PR3 2QE

AGENT:

DEVELOPMENT PROPOSED: Regularisation of unauthorised removal of first floor front timber bay window and replacement with upvc window and metal balustrade.

AT: Tillotsons Arms 18 Talbot Street Chipping PR3 2QE

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be retained in complete accordance with the proposals as detailed on drawings:

Location Plan 1:1250

Window details and photographs outlined in the submitted Heritage Statement dated 18th January 2024

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING